

**REQUEST FOR COUNCIL ACTION**

MEETING

DATE: 03/03/03

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**AGENDA SECTION:**

PUBLIC HEARINGS

**ORIGINATING DEPT:**

Public Works

**ITEM NO.**

E-11

**ITEM DESCRIPTION: PROJECT HEARING:**

Construction of 23rd Ave SW from 2nd St SW to Fox Valley Dr (J9714)

**PREPARED BY:**R. Kelm *SK*

This is a Hearing to consider the following local improvement project:

**Project Number & Name**

City Project 6323-3-00 (J9714) State number S.A.P. 159-146-01

**"Construction of 23rd Ave SW from 2nd St SW to Fox Valley Dr"****Project Background**

This project will include new concrete curb & gutter and bituminous pavement in the area from 2nd St SW to Fox Valley Drive SW. A portion of this project will be new construction with the remainder being reconstruction of the existing 23rd Ave street.

This project is included in the 2003 – 2008 Capital Improvement Program, item #13, page 32. The City Council authorized preliminary design of the project January 23, 2001 and final design on November 4, 2002. Public Works held an informational meeting for property owners abutting the project December 12, 2002.

The construction will conform to State Aid standards with a cost estimated of \$1,300,000. Funding for the project will come from Municipal State Aid System (MSAS) funds and from assessments of abutting property owners.

The proposed street reconstruction project includes the assessment of curb and gutter, 4-foot sidewalk, and storm sewer for the developed lots along the street. The existing street was previously rebuilt in 1995 as part of a sanitary sewer and water extension project. We do not propose to assess the cost to rebuild the street, only the cost of the additional improvements. The undeveloped lot frontages will pay half the cost of the street reconstruction and all sidewalk costs.

**Estimated Project Costs**

	Feasibility Cost
Construction:	
2200 Bituminous Pavement Rehab	\$681,300.00
8307 Sidewalk	\$58,800.00
Storm Sewer Repairs/Upgrades	\$283,700.00
Watermain	\$71,000.00
Sanitary Sewer	\$71,000.00
Sub Total	\$1,175,800.00
Engineering, Interest, Contingencies 12%	\$141,096.00
TOTAL	\$1,316,896.00

**Project Cost Distribution**

Distribution:	
Special Assessments - Curb & Gutter	\$48,808.38
Special Assessments - Sidewalk	\$42,874.02
Special Assessments - Storm Sewer	\$37,500.00
Developer Funds	\$325,552.24
City Funds - (Water Utility)	\$10,000.00
City Funds - (MSAS Funds)	\$852,361.35
TOTAL	\$1,316,896.00

Distribution Percentages:	
Special Assessments / Developer Charges	34.52%
City Street Share	65.48%

**Assessment Period**

All special assessments may be levied for a period of ten years with interest charged at a rate of 7.5% annually on the unpaid balance, or they may be paid in full when levied.

**COUNCIL ACTION REQUESTED:**

1. Adopt the Project Feasibility Report
  2. Adopt the resolution ordering the Project to be made.
- Attach: Feasibility Report

**COUNCIL ACTION:** Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

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REPORT ON THE FEASIBILITY OF A PROPOSED LOCAL  
IMPROVEMENT PROJECT FOR:  
CONSTRUCTION OF 23RD AVE SW FROM 2ND ST SW  
TO 3,500 FT SOUTH

January 27, 2003

Honorable Mayor & Common Council  
City of Rochester, Minnesota

This is Feasibility Report for following project: Construction of 23rd Ave SW from 2nd St SW to 3500 ft South. The project was included in the 2003 – 2008 Capital Improvement Program, item #13, page 32.

**Feasibility Report**

We report the project is feasible and recommend its construction in the year 2003 based on the current condition of the street and participation by the abutting property owners.

This project will include new concrete curb & gutter, sidewalk, storm sewer, and bituminous pavement in the area from 2nd St SW to 3,500 ft South. A portion of this project will be new construction the remainder will be reconstruction of the existing 23rd Ave street.

The south end of this project will connect to a new portion of 23<sup>rd</sup> Ave SW being built by the Developer. The Developer's project will extend the avenue to a connection with Fox Valley Drive.

The existing 23<sup>rd</sup> Ave SW from 2<sup>nd</sup> Street SW to Gates Drive was a township gravel road built prior to the 1940-50's. In the last 10-15 years the Township overlaid the gravel roadway with bituminous. The rural bituminous roadway was reconstructed with watermain and sanitary sewer from 2<sup>nd</sup> to 4<sup>th</sup> Street in 1992 and from 4<sup>th</sup> to Gates Drive in 1995 as those sections became annexed into the City.

We recommend that the project be constructed and funded in accordance with the City's Comprehensive Pavement Management Strategy (CPMS). The CPMS is an objective, cost-effective program for the preservation, rehabilitation and reconstruction of the City's infrastructure. The most cost-effective strategy at this time for this street is reconstruction.

A reconstruction project would typically involve the following items of work:

1. Removal of existing roadway and gravel base
2. Construction of new storm sewer
3. Construction of an aggregate foundation for the street
4. Construction of new concrete curb and gutter
5. Surfacing of the entire street with bituminous asphalt
6. Upgrade drive approaches to concrete
7. Construction of 5-foot wide Sidewalk on both sides of street
8. Construct Boulevard areas, placement of top soil and sod

This report and the estimated costs for the project are prepared without the benefit of field surveys, soils boring or completed plans and specifications:

	Feasibility Cost
<b>Construction:</b>	
2200 Bituminous Pavement Rehab	\$681,300.00
8307 Sidewalk	\$58,800.00
Storm Sewer Repairs/Upgrades	\$293,700.00
Watermain	\$71,000.00
Sanitary Sewer	\$71,000.00
Sub Total	\$1,175,800.00
Engineering, Interest, Contingencies 12%	\$141,096.00
<b>TOTAL</b>	<b>\$1,316,896.00</b>

**Assessment Distribution:**

**Frontage:**

The cost of street resurfacing, as established by City Council Policy, for the year 2003 will be used for this project as follows:

Residential Zones .....\$ 12.16 per assessable foot

Street Resurfacing Rates	2003 ft	ft	Total Cost
Residential Zones	\$12.16	3,997.40	\$48,608.38
Subtotal			\$48,608.38

**Sidewalk:**

The new 5 foot wide sidewalk installed on both sides of the street are assessed by the square foot, based on a 4 foot width and are assessed directly to the abutting property owner at the following rates:

4" Sidewalk .....\$3.00 per square foot

New construction Sidewalks	2003 sq. ft	sq. ft	Total Cost
4" Sidewalk (residential)	\$3.00	14,291.34	\$42,874.02
Subtotal			\$42,874.02

**Storm Sewer:**

In the area where only storm sewer work is being completed, the storm sewer is calculated on a per lot basis. The assessments will be assessed directly to the abutting property owner at the following rates:

Storm Sewer Only .....\$6,250 per Lot

New Construction Storm Sewer	2003 Lot	Lot	Total Cost
Storm Sewer lump sum calculated per lot	\$6,250.00	6.00	\$37,500.00
Subtotal			\$37,500.00

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**Developer Contribution:**

The developer contributions used for this project are as follows:

Developer New Construction	2003	ft	Total Cost
Thompson Estate = Actual Cost	\$300.00	780.00	\$234,000.00
Michael Young	\$127.08	720.43	\$91,552.24
Subtotal			\$325,552.24

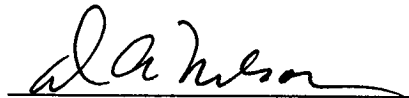
**Project Distribution:**

<b>Distribution:</b>	
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City Funds - (MSAS Funds)	\$852,361.35
<b>TOTAL</b>	<b>\$1,316,896.00</b>

<b>Distribution Percentages:</b>	
Special Assessments / Developer Charges	34.52%
City Street Share	65.48%
<b>TOTAL</b>	<b>100.0%</b>

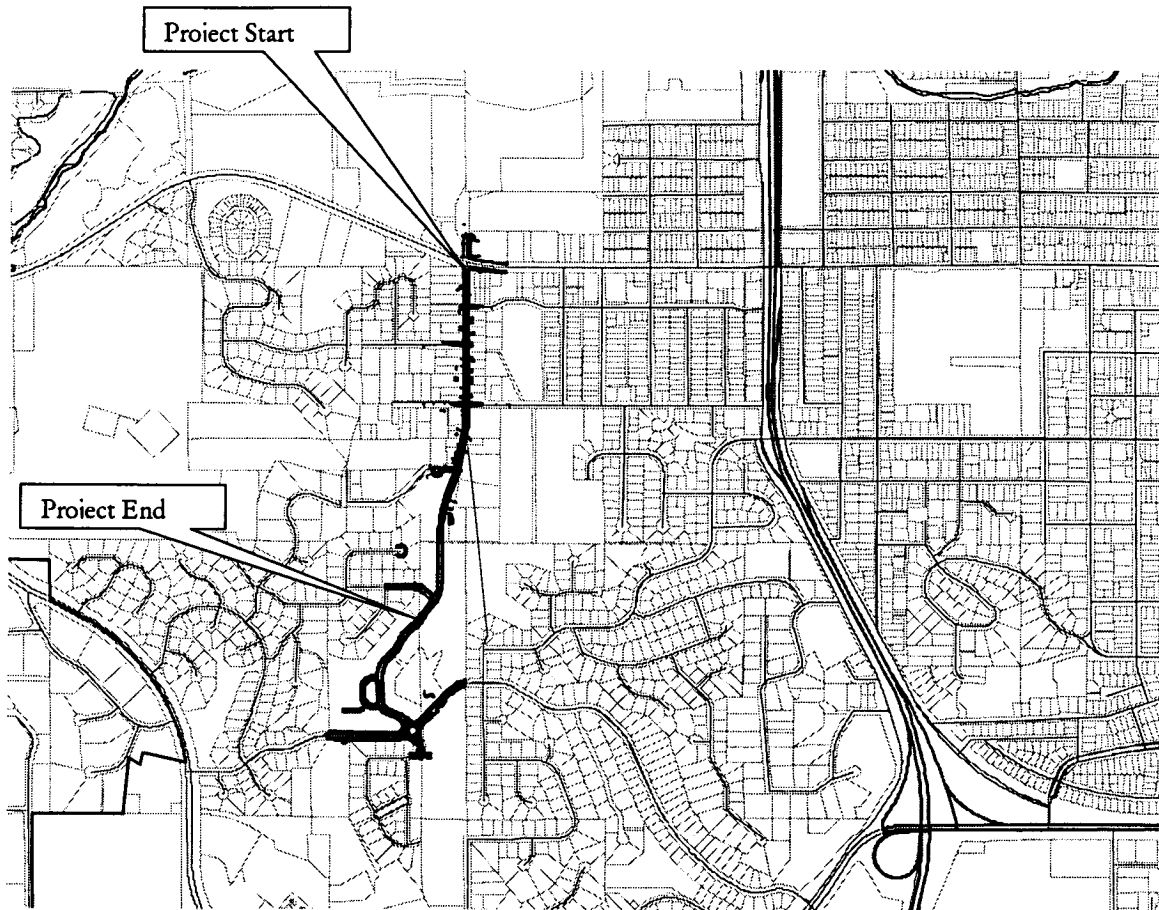
Submitted for your consideration:

\_\_\_\_\_  
 Russell Kelm, PE  
 Design Engineer

  
 Douglas Nelson, PE  
 Engineering Manager

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Construction of 23rd Ave SW from 2nd St SW to Fox Valley Drive SW



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**BUDGET AND ASSESSMENT SCHEDULE  
FOR CONSTRUCTION CONTRACT**

<b>Project No:</b> 6323-3-00	<b>Date:</b> February 27, 2003
<b>J No:</b> 9714	
<b>Description:</b> Construction of 23rd Ave SW from 2nd St SW to 3400ft South	

	<b>Feasibility Cost</b>	<b>Engineer Estimate Cost</b>	<b>Contract Cost</b>	<b>Final Cost</b>
<b>Construction:</b>				
2200 Bituminous Pavement Rehab	\$681,300.00			
8307 Sidewalk	\$58,800.00			
Storm Sewer Repairs/Upgrades	\$293,700.00			
Watermain	\$71,000.00			
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**Notes:**

Make Initial Disbursement from

P. I. R. Fund

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**M E M O R A N D U M**

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**DATE:** February 28, 2003  
**TO:** File  
**FROM:** Michael Nigbur  
**RE:** 23<sup>rd</sup> Avenue Storm Sewer.  
**CC:**

There have been some recent questions concerning the 23<sup>rd</sup> Avenue storm sewer assessment which is being made as part of the 23<sup>rd</sup> Avenue roadway project.

City staff have previously reviewed the options for providing storm sewer for the 23<sup>rd</sup> Avenue Project in addition to correcting some outstanding stormwater event issues in the area. These events including the storm water conveyance capacity limitations through the apartment complex, caused by the development of the apartment project north of 3<sup>rd</sup> Street, and the back yard drainage for the residents along 23<sup>rd</sup> Avenue.

The general 23<sup>rd</sup> Avenue storm sewer system can be broken down into two main systems ....that area lying north and that area lying South. The northerly part of the system happens to include the other stormwater event issues referenced above. As part of the design for the north storm sewer system the City looked at two alternatives for correcting some of the issues. The first was removing back yard drainage of the neighborhood along the east side of 23<sup>rd</sup> Avenue. The second was capturing the backyard water at 3<sup>rd</sup> Street and bringing the runoff into the 23<sup>rd</sup> Avenue system. Staff selected the second option as being the most cost effective measure to solve the area problems which would most likely cause future property damage. This alternative specifically solves a recurring flooding problem for the downstream apartment buildings. However, to provide this protection for some of these buildings there is a cost associated with these needed improvements.

To determine the cost associated with the storm water protection we first determined the base level needs for 23<sup>rd</sup> Avenue. In this case the base level storm sewer needed for the 23<sup>rd</sup> Avenue project on the north end consists of pipe sizes ranging from 15" to 36" along with the corresponding increase in manhole sizes. However once we add the storm water runoff from 3<sup>rd</sup> Street, to eliminate the majority of the flooding events, in the required 48" pipe the downstream pipe size North of 3<sup>rd</sup> street jumps to 54". Obviously the manholes and trench sizes also increase to correspond with the increase in pipe size.

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The following is a breakdown of the cost of capturing the runoff in 3<sup>rd</sup> Street.

1. Increase in pipe size from 36" to 54" in the 23 <sup>rd</sup> Ave lying north of 3 <sup>rd</sup> Street =	
\$35.00 (\$100-\$65) per foot X 400 feet	= \$14,000
2. Increase in MH size from 72" – 96" = \$2100 (\$4700-2600) X 3 =	\$6,300
3. Install 48" pipe in 3 <sup>rd</sup> Street \$85 X165 feet	= \$14,025
4. Trenching for 48" pipe \$17 X 165 feet	= \$2,805
5. Install 48" apron	= \$ 900
6. Install Grouted Riprap around apron	= <u>\$1,290</u>
	<b>Subtotal</b>
	<b>= \$39,320</b>
7. Engineering & contingency 30%	= <u>\$11,796</u>
	<b>Total</b>
	<b>= \$51,116</b>

Since this portion of the project benefits 8 properties, the apartment buildings, it was felt that these owners should pay for the improvement. However, 2 of the properties are already paying their share of the storm water improvement with the 23<sup>rd</sup> Avenue project. Therefore that leaves the easterly 6 properties to pay for this portion of the project. An argument could also be made to only charge those 4 properties abutting the ditch conveying the storm water. Staff did review this option but would not recommend this assessment option since the development of the 6 easterly apartment buildings, not just the 4 abutting the channel, resulted in the relocation of the natural conveyance system.

This proportional cost share equates to the following options:

- \$51,000 / 6 = \$8,500 per lot
- \$51,000 / 4 = \$12,750 per lot

In effort to be fair to the property owners the City staff determined that the City should accept a portion of the costs as a public share since there are outside owners (even beyond the initial 6) that do receive some minor benefit.

Based on this thought Staff has determined that the Owners should pay for items 1, 2, 3, and 4 while the City should pay for items 5, 6, and 7 above.

This breakdown of costs provides the cost share for the project to be the following:

- \$37,130 or approximately \$37,500 / 6 = \$6250

Obviously, City of Rochester participation in the cost of this project has a lowered the 6 parcel owners' obligation for this storm sewer system.

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